



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-091467-25-SA

In the matter of: 14, 240 STEWART ST
OTTAWA ON K1N6K2

Between: CLV Group Landlord

And

Prosper Chenjelani Tenant

CLV Group (the 'Landlord') applied for an order to terminate the tenancy and evict Prosper Chenjelani (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on July 30, 2025 with respect to application LTB-L-031806-25.

The Landlord's application was resolved by order LTB-L-091467-25, issued on November 7, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-091467-25.

This motion was heard by videoconference on February 4, 2026.

The Landlord's representative, Daniel Abraham, and the Tenant attended the hearing. The Tenant had an opportunity to meet with tenant duty counsel prior to the hearing.

At the hearing, the parties consented to the Tenant's motion to set aside order LTB-L-091467-25, issued on November 7, 2025 and that order LTB-L-031806-25 issued on July 30, 2025 be cancelled and replaced with the following order.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-091467-25, issued on November 7, 2025, is granted.
2. Order LTB-L-091467-25, issued on November 7, 2025, is set aside and cannot be enforced.
3. The previous order issued on July 30, 2025 with respect to LTB-L-031806-25 is cancelled and replaced with the following.
4. On or before March 15, 2026, the Tenant shall pay to the Landlord \$5,394.88 for arrears of rent up to February 28, 2026 and costs.

5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026 to March 31, 2026, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant to pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 12, 2026
Date Issued

Karen Gonçalves
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.